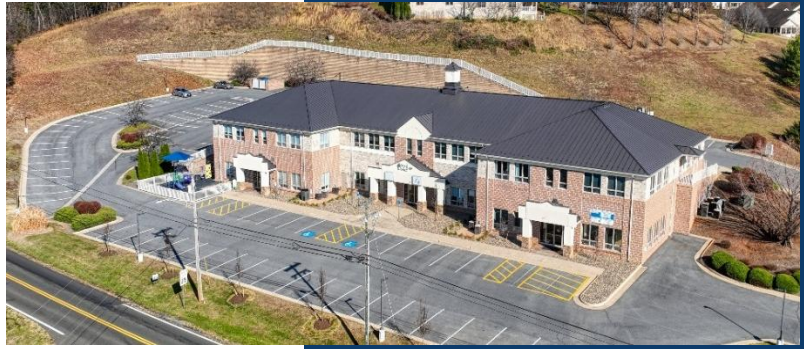


# Stony Pointe

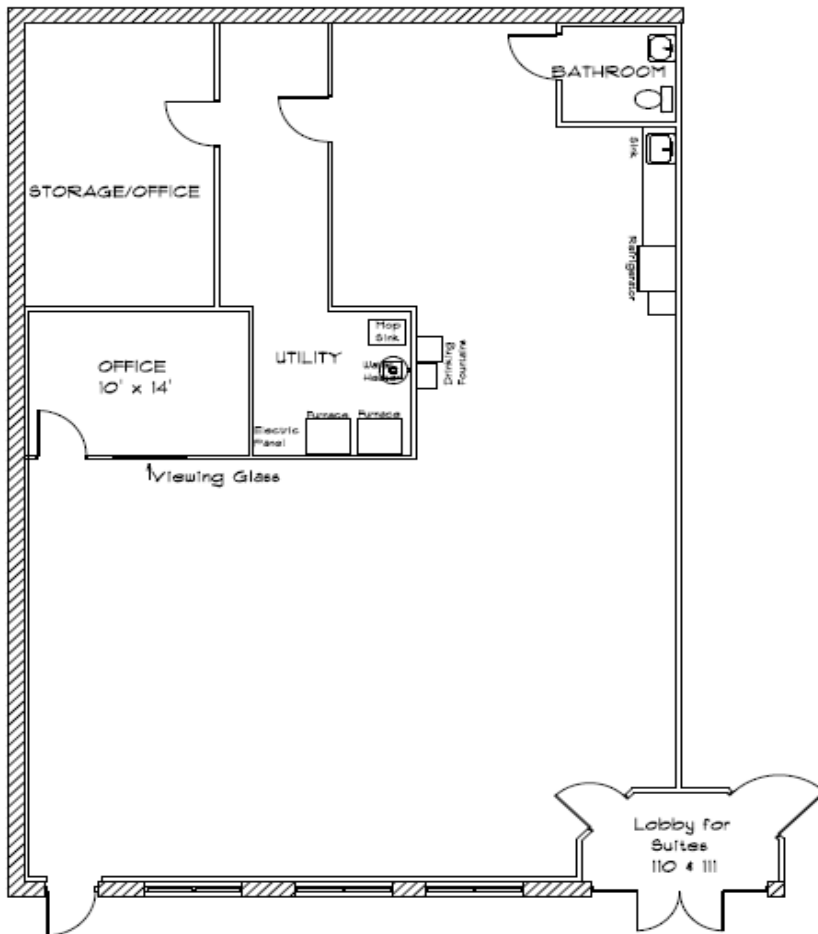


105 Stony Pointe Way  
Strasburg, Virginia 22657



## **SUITE #110:** 2,400sf

Large Open Room, 1 Office with Viewing Window, 1 Office with Storage Area  
Break area with Cabinets, Sink & Refrigerator  
Restroom



Premier Class A Construction  
Building Size – 28,800 sf  
Features: Office, Medical,  
Retail & Service Tenants  
Full ADA Accessibility  
Ample Parking  
High Traffic Location

BASE RENT \$8.50sf -	\$1,700.00
CAM	\$ 486.24
MONTHLY	\$ 2,186.24

Tenant CAM Includes:  
Grounds Maintenance  
Snow Removal  
Dumpster Services  
Exterior Lighting & Maintenance  
Water & Sewer  
Real Estate Tax

Landlord provides:  
Building Insurance

Tenant responsible for:  
Electric, Gas and HVAC

# Toothman

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